ENV
7470**BASIS OF BEARINGS:**

THE SOUTH LINE OF THE SW 1/4 OF SEC. 15,
T. 2 N., R. 68 W. OF THE 6th P.M., WELD COUNTY,
COLORADO AS BEARING N 90°00'00" W
AND MONUMENTED AS SHOWN.

EXISTING ZONING:

R-1

LEGEND:

- PINS SET
- ⊕ CONTROL CORNERS FOUND

OWNER:

ST. VRAIN DEVELOPMENT, L.L.C.
2531 EAST 126TH WAY
THORNTON, CO 80241
(303) 255-9508

NUMBER OF LOTS:

70 LOTS

FLOOD PLAIN

ACCORDING FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 080266 0850C MAP PREPARED
BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, REVISED SEPTEMBER 28, 1982, THE SITE
DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

SURVEYORS CERTIFICATE:

I CERTIFY THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY
DIRECT SUPERVISION AND DONE IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.

RONALD W. ADAMS
COLORADO REGISTERED
PROFESSIONAL LAND SURVEYOR
NO. 13446

OUTLOTS:

DEDICATED TO THE TOWN OF FREDERICK AND MAINTAINED BY THE
HOMEOWNER'S ASSOCIATION:

- OUTLOT A
- OUTLOT B
- OUTLOT C
- OUTLOT D

OWNED AND MAINTAINED BY THE HOMEOWNERS
ASSOCIATION AS IRRIGATION OUTLOTS:
OUTLOT L1
OUTLOT L2

BOARD OF TRUSTEES APPROVAL:

APPROVED BY THE BOARD OF TRUSTEES THIS _____ DAY OF _____, A.D.
2001. ALL DEDICATIONS ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THIS
APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF RESPONSIBILITY BY THE TOWN FOR
CONSTRUCTION OF ANY STREETS, ALLEYS, BRIDGES, RIGHT-OF-WAYS OR OTHER
IMPROVEMENTS DESIGNATED ON THIS PLAT.

Edward J. Tagliente April 7, 2002
MAYOR DATE

ATTEST:

Tina April 9, 2002
TOWN CLERK DATE

EXECUTED THIS 9 DAY OF August, 2001.
VALLEY BANK & TRUST

STATE OF COLORADO)
COUNTY OF Weld) SS.

THE FOREGOING FINAL PLAT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY
OF August, 2001, BY Frank Ross

MY COMMISSION EXPIRES: 8-31-02
WITNESS MY HAND AND OFFICIAL SEAL.

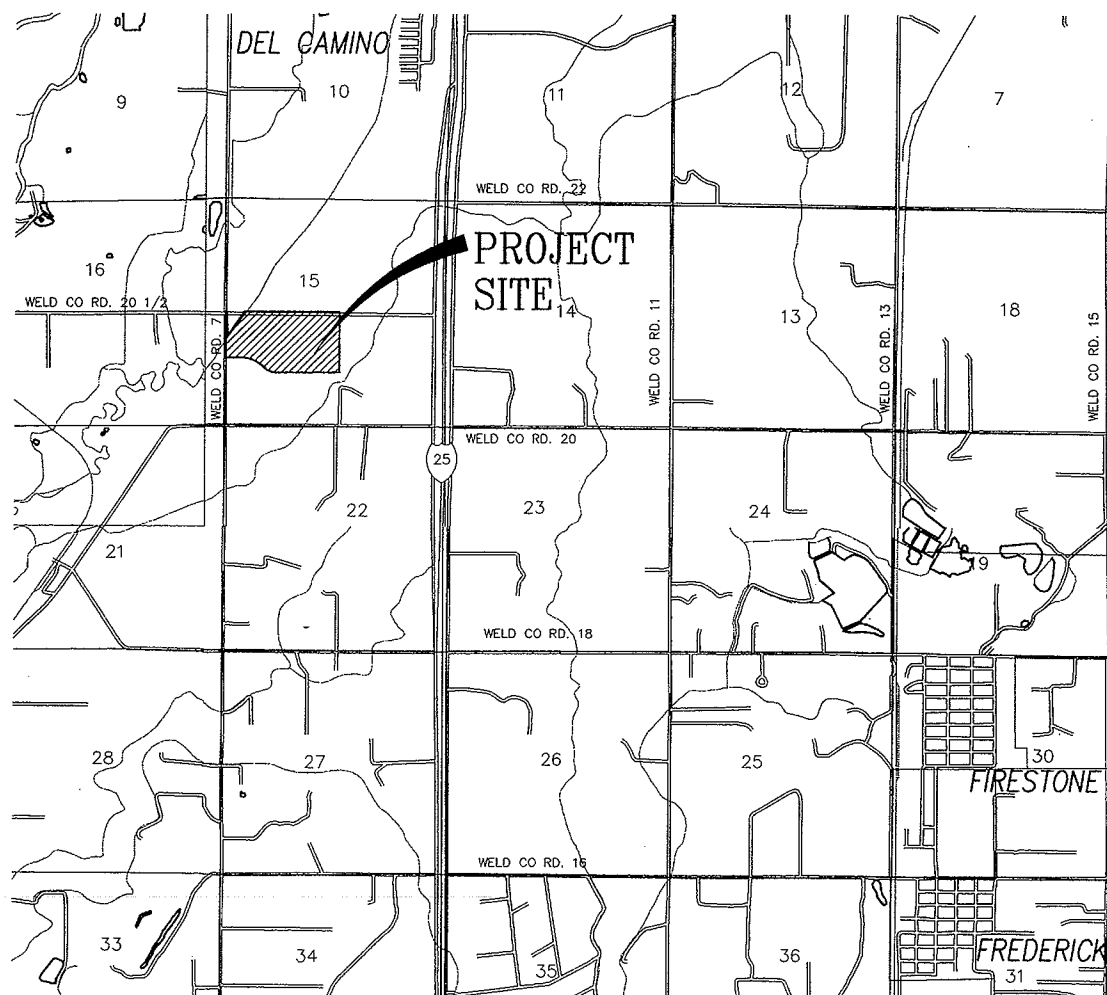


Denise Baker
NOTARY PUBLIC

RINN VALLEY RANCH, FIRST FILING FINAL PLAT

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 15,
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6th P.M.,
TOWN OF FREDERICK, WELD COUNTY, COLORADO

SHEET 1 OF 2



VICINITY MAP
SCALE: 1"=2000'

EXECUTED THIS 10th DAY OF Aug, 2001.

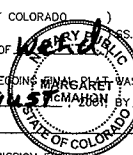
SHORELINE REALTY AND DEVELOPMENT

BY:

STATE OF COLORADO)
COUNTY OF Weld) SS.

THE FOREGOING FINAL PLAT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY
OF August, 2001, BY Don LaFaver

MY COMMISSION EXPIRES: May 28, 2003
WITNESS MY HAND AND OFFICIAL SEAL.



Margaret McMahon
NOTARY PUBLIC

EXECUTED THIS 8th DAY OF Sept, 2001.

HEDGES & COMPANY

STATE OF TEXAS)
COUNTY OF BEXAR) SS.

THE FOREGOING FINAL PLAT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY
OF Sept, 2001, BY David E. Hedges and Linda E. Hedges

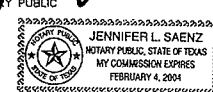
MY COMMISSION EXPIRES: 2/01/2004
WITNESS MY HAND AND OFFICIAL SEAL.

STATE OF TEXAS)
COUNTY OF BEXAR) SS.

THE FOREGOING FINAL PLAT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY
OF Sept, 2001, BY David E. Hedges and Linda E. Hedges

MY COMMISSION EXPIRES: 2/01/2004
WITNESS MY HAND AND OFFICIAL SEAL.

Jennifer L. Saenz
NOTARY PUBLIC

**CERTIFICATE OF OWNERSHIP:**

KNOW ALL MEN BY THESE PRESENTS THAT ST. VRAIN DEVELOPMENT, L.L.C., BEING THE
OWNER OF THAT PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 2
NORTH, RANGE 68 WEST OF THE 6th P.M., WELD COUNTY COLORADO BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, THENCE N00°04'55"W, 158.452 FEET
ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 15 TO THE TRUE POINT OF
BEGINNING.

THENCE N00°04'55"W, 1073.50 FEET ALONG SAID WEST LINE TO THE WEST ONE-QUARTER CORNER OF SAID
SECTION 15; THENCE N89°58'58"E, 27.00 FEET ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER
OF SAID SECTION 15; THENCE S00°04'55"E, 607.00 FEET; THENCE N34°14'02"E, 734.35 FEET TO A POINT
ON SAID NORTH LINE; THENCE N89°58'58"E, 2212.01 FEET ALONG SAID NORTH LINE TO THE CENTER
ONE-QUARTER CORNER OF SAID SECTION 15; THENCE S00°08'51"E, 1411.54 FEET ALONG THE EAST LINE OF
THE SOUTHWEST ONE-QUARTER OF SAID SECTION 15 TO A POINT FROM WHICH THE SOUTH ONE-QUARTER OF
SAID SECTION 15 BEARS S00°08'51"E, 1247.28 FEET; THENCE S89°44'07"W, 1469.33 FEET TO A POINT OF
TANGENCY ON A CURVE TO THE RIGHT HAVING A DEFLECTION ANGLE OF 44°30'19" AND A RADIUS OF
405.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT 314.59 FEET TO A POINT OF TANGENCY ON A CURVE
TO THE LEFT HAVING A DEFLECTION ANGLE OF 36°59'31" AND A RADIUS OF 845.00 FEET; THENCE ALONG
SAID CURVE TO THE LEFT 545.56 FEET TO A POINT OF TANGENCY ON A CURVE TO THE LEFT HAVING A
DEFLECTION ANGLE OF 08°25'15" AND A RADIUS OF 134.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT
19.69 FEET; THENCE S88°49'41"W, 218.90 FEET; THENCE S89°55'05"W, 179.94 FEET TO THE TRUE POINT OF
BEGINNING, CONTAINING 76.911 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS RINN VALLEY RANCH, FIRST FILING
AND DO HEREBY DEDICATE AND CONVEY TO THE TOWN FOR PUBLIC USE FOREVER
HEREAFTER THE STREETS, PUBLIC WALKWAYS, PARKS, OUTLOTS A, B, C AND D.

WITNESS MY HAND AND SEAL THIS 2nd DAY OF August, A.D.
2001.

EXECUTED THIS 2nd DAY OF August, 2001.

ST. VRAIN DEVELOPMENT, L.L.C.

BY: Wayne Barcowski

STATE OF COLORADO)
COUNTY OF Adams) SS.

THE FOREGOING FINAL PLAT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY
OF August, 2001, BY Wayne Barcowski

MY COMMISSION EXPIRES: 12/27/04
WITNESS MY HAND AND OFFICIAL SEAL.

My Commission Expires 02/27/2004

Maureen Sunday
NOTARY PUBLIC

EXECUTED THIS _____ DAY OF _____, 2001.

JUNE H. LEHR LIVING TRUST

BY: Victor Lehr Trustee

STATE OF Oklahoma)
COUNTY OF Texas) SS.

THE FOREGOING FINAL PLAT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY
OF August, 2001, BY Victor Lehr

MY COMMISSION EXPIRES: 6-13-04
WITNESS MY HAND AND OFFICIAL SEAL.

Beth Hanguany
NOTARY PUBLIC

EXECUTED THIS _____ DAY OF _____, 2001.

RINN LAND AND LIVESTOCK L.L.C.

BY: Randy Blue manager

STATE OF Oklahoma)
COUNTY OF Texas) SS.

THE FOREGOING FINAL PLAT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY
OF August, 2001, BY Brendy Leake

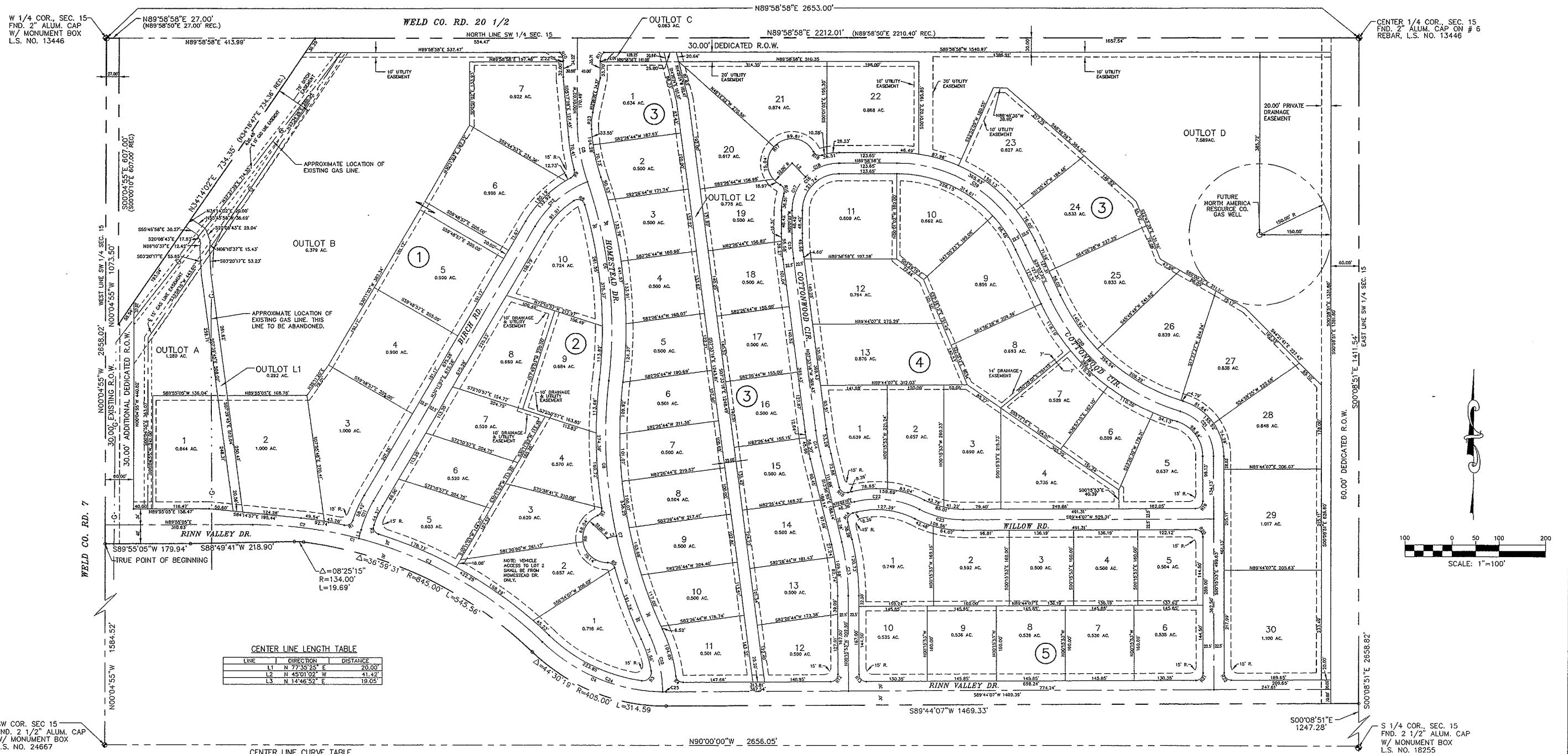
MY COMMISSION EXPIRES: 6-13-04
WITNESS MY HAND AND OFFICIAL SEAL.

Beth Hanguany
NOTARY PUBLIC

2855826 05/29/2002 01:37P Weld County CO
2 of 2 R 20.00 D 0.00 J.A. "Suk" Tsukamoto

RINN VALLEY RANCH, FIRST FILING FINAL PLAT

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 15,
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6th P.M.,
TOWN OF FREDERICK, WELD COUNTY, COLORADO
SHEET 2 OF 2



CENTER LINE LENGTH TABLE

| LINE | DIRECTION | DISTANCE |
|------|---------------|----------|
| L1 | N 77°33'23" E | 20.00' |
| L2 | N 45°01'02" W | 41.42' |
| L3 | N 14°46'52" E | 19.05' |

CENTER LINE CURVE TABLE

| CURVE | RADIUS | LENGTH | CHORD | BEARING | DELTA |
|-------|----------|---------|---------|---------------|-----------|
| C1 | 875.00' | 676.88' | 660.13' | S 67°55'14" E | 44°19'22" |
| C2 | 875.00' | 226.35' | 226.35' | N 82°30'00" W | 14°51'47" |
| C3 | 875.00' | 449.90' | 444.96' | S 60°29'21" E | 29°27'35" |
| C4 | 375.00' | 291.29' | 284.02' | N 68°00'43" W | 44°30'19" |
| C5 | 411.30' | 135.88' | 135.26' | N 09°26'53" W | 18°55'42" |
| C6 | 363.67' | 428.23' | 424.72' | S 06°12'54" E | 25°27'39" |
| C7 | 1007.00' | 554.78' | 547.79' | N 09°16'03" W | 31°33'56" |
| C8 | 1007.00' | 332.62' | 331.11' | N 02°56'50" W | 18°55'31" |
| C9 | 1007.00' | 231.71' | 231.71' | S 18°43'49" E | 12°39'26" |
| C10 | 300.00' | 125.17' | 124.26' | N 13°05'51" W | 23°54'21" |
| C11 | 250.00' | 67.21' | 67.01' | N 22°28'57" E | 15°24'11" |
| C12 | 218.43' | 148.69' | 145.84' | N 49°41'01" E | 38°59'56" |
| C13 | 483.04' | 115.35' | 115.08' | N 07°08'22" W | 13°40'57" |
| C14 | 500.00' | 55.79' | 55.76' | S 10°45'03" E | 06°23'34" |
| C15 | 400.00' | 52.62' | 52.58' | S 03°47'09" E | 07°32'14" |
| C16 | 100.00' | 157.08' | 141.42' | N 44°58'58" E | 30°00'00" |
| C17 | 100.00' | 78.54' | 76.54' | N 22°28'58" E | 45°00'00" |
| C18 | 100.00' | 78.54' | 76.54' | N 67°28'58" E | 45°00'00" |
| C19 | 300.00' | 340.12' | 322.19' | S 57°32'17" E | 64°57'29" |
| C20 | 445.00' | 373.84' | 362.84' | S 48°07'33" E | 48°08'01" |
| C21 | 100.00' | 127.08' | 118.86' | S 38°44'43" E | 72°55'40" |
| C22 | 200.00' | 143.54' | 140.48' | S 83°23'11" E | 41°07'18" |
| C23 | 200.00' | 95.78' | 94.67' | S 76°32'42" E | 27°26'21" |
| C24 | 375.00' | 284.25' | 277.49' | S 67°28'28" E | 43°25'48" |
| C25 | 375.00' | 7.04' | 7.04' | S 89°43'58" E | 01°04'30" |

R.O.W. CURVE TABLE

| CURVE | RADIUS | LENGTH | CHORD | BEARING | DELTA |
|-------|---------|---------|---------|---------------|------------|
| R1 | 15.50' | 22.86' | 20.85' | S 60°09'31" W | 84°30'53" |
| R2 | 15.50' | 24.83' | 22.26' | S 26°53'25" E | 91°48'02" |
| R3 | 18.00' | 34.09' | 29.22' | S 43°51'09" W | 108°31'49" |
| R4 | 15.50' | 21.84' | 19.56' | S 48°33'19" E | 83°29'06" |
| R5 | 15.50' | 19.70' | 18.32' | N 53°39'27" W | 75°15'39" |
| R6 | 52.00' | 143.18' | 102.05' | S 12°24'35" E | 157°45'23" |
| R7 | 15.50' | 19.70' | 18.32' | N 58°50'17" W | 75°15'39" |
| R8 | 15.50' | 26.66' | 24.87' | S 69°36'30" E | 108°39'57" |
| R9 | 15.50' | 20.63' | 19.14' | S 23°39'18" W | 76°16'25" |
| R10 | 25.00' | 19.78' | 19.27' | S 22°40'48" E | 45°19'33" |
| R11 | 25.00' | 20.08' | 19.55' | S 23°59'53" W | 48°01'49" |
| R12 | 15.50' | 24.35' | 21.92' | S 44°44'07" W | 90°00'00" |
| R13 | 15.50' | 24.35' | 21.92' | N 45°15'53" W | 90°00'00" |
| R14 | 15.50' | 24.35' | 21.92' | N 31°03'10" E | 90°00'00" |
| R15 | 15.50' | 24.35' | 21.92' | N 58°56'50" W | 90°00'00" |
| R16 | 15.50' | 21.33' | 19.89' | N 22°22'11" W | 78°51'27" |
| R17 | 52.00' | 193.62' | 99.57' | N 44°58'58" E | 21°33'47" |
| R18 | 15.50' | 21.33' | 19.89' | N 67°39'52" W | 78°51'27" |
| R19 | 15.50' | 24.35' | 21.92' | S 44°44'07" W | 90°00'00" |
| R20 | 15.50' | 24.35' | 21.92' | N 45°15'53" W | 90°00'00" |
| R21 | 15.50' | 24.35' | 21.92' | N 44°44'07" E | 90°00'00" |
| R22 | 15.50' | 24.35' | 21.92' | S 45°15'53" E | 90°00'00" |
| R23 | 134.00' | 35.96' | 35.96' | N 04°24'45" E | 15°22'40" |

